



Worsley House, Hessle Road, Hull HU4 6SA

Welcome to

Worsley House, Hessle Road, Hull

GUIDE PRICE £70,000 - £80,000

Beautiful First Floor Apartment in Worsley House with - Entrance Hall, Lounge/Diner, Fitted Kitchen, 2 Bedrooms, Family Bathroom, Communal Gardens, Allocated & Visitor Parking! Book your viewing now!



Entrance Hall

With door to the front, 2 electric heaters, storage cupboard and window to the rear.

Lounge/Diner

16' 9" x 14' 8" (5.11m x 4.47m)

With windows to the front and sides and electric heaters.

Kitchen

9' 8" x 13' 2" (2.95m x 4.01m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, extractor fan, washing machine, fridge freezer, breakfast bar and window to the side.

Bedroom 1

16' 8" x 7' 7" (5.08m x 2.31m)

With 2 windows to the rear and electric heater.

Bedroom 2

12' 6" x 10' 8" (3.81m x 3.25m)

With window to the side, electric heater and fitted wardrobes.

Bathroom

Bathroom with bath with mains shower over, glazed shower screen, low level wc, wash hand basin, chrome effect towel style radiator and extractor fan.

Outside

With communal gardens, allocated parking spaces and visitor parking.



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Welcome to

Worsley House, Hessle Road, Hull

- GUIDE PRICE £70,000 - £80,000
- 2 Bedroom First Floor Apartment
- Stunning Grade II Listed Building
- Spacious Lounge/Diner
- Communal Gardens Plus Allocated & Guest Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2364.00

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000 - £80,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111386 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk